

**ADVISORY PLANNING BOARD
REPORT TO COUNCIL**

**REPORT NO. 2016-02
July 27, 2016**

SUBJECT: Woodspring Suites – Greenway Shopping Center

BACKGROUND: Woodspring Suites at Greenbelt is a proposed 124+ room hotel consisting of five stories to be developed on an existing parking area near Greenway Shopping Center. The Applicant has submitted a Site Development Concept Plan but has not yet filed a Detailed Site Plan Application with the Maryland – National Capital Park and Planning Commission (M-NCPPC). Planning Staff asked the developer to submit a draft detailed site plan when ready and to meet with the Advisory Planning Board to receive early input on the project.

The site under discussion is located adjacent to the I-495 west off ramp leading to MD 193 (paralleling the Baltimore-Washington Parkway 295), north of the Maryland Trade Center and west of the main retail center of the Greenway Shopping Center. A hotel use is allowed in the current zoning for the parcel and is supported by the governing sector plan. Although construction of the hotel would necessitate reconfiguration of some parking spaces and drive aisles, it is believed that parking requirements would be fulfilled.

ANALYSIS: The applicants presented the project concept plan and renderings to the Board at their May 11, 2016 meeting. The Board asked questions regarding the operations of the hotel, how customers may use the site, travel to and from the site, and what stormwater management requirements was part of its design. Inside the hotel would be a small market area, lobby, fitness room, and breakfast room. The project would consist of rooms able to accommodate long stay and be outfitted with kitchenettes. The project would need to adhere to modern standards of stormwater management. The development would be owned and managed by Woodsprings.

In general, the Board believes the project to be an improvement on the existing conditions of the site and find that it is in line with the long-term planning goals of the City. Board members felt that hotel customers would be greatly benefitted by the existing retail options of the Greenway Shopping Center, especially the restaurants and grocery store. The Board felt strongly that pedestrian access to and from the site should be made a priority and that where possible, the applicant should try to provide as much retrofitted green space as possible. The board developed several recommendations to the applicant that will improve the project.

Board members requested the applicant consider:

- Extending the nearby sidewalks to provide a better pedestrian connection between the hotel and nearby retail destinations.
- Develop shared parking agreements and devote more area to extra green space.
- Ensure adequate room for trees and proper selection of tree variety to ensure vitality.
- Add picnic tables
- Add bike racks and consider potential indoor storage room

RECOMMENDATION: As Woodspring Suites further develops the detailed plans for this project, the Board recommends City Council and planning staff work with the applicant to incorporate improvements identified by the Board and outlined above.

Respectfully submitted,

Brian Gibbons
Chair

This report was adopted by a vote of 4-0-2.